



CITY OF SAN JOSE

BUILDING DIVISION POLICY

Policy on Minimum Number of Required Plumbing Fixtures

Policy No. CBC 2902-1-01; CPC 413.0-1-01

Date: 3/27/2002

Revised: March 15, 2004

The following are general guidelines to be used in determining minimum number of required sanitary fixtures per Section 2902 of CBC 2001 and Section 413.0 and Table 4-1 of CPC 2001. The Building Division plan check engineer/architect shall first establish the occupant load and use of the building or space under consideration using the **Occupant Load Factor Table** in **Section E**. Once the occupant load and uses are determined, the requirements of section 413.0 and Table 4-1 of the 2001 CPC shall be applied to determine the minimum number of plumbing fixtures required (for **Retail, Wholesale Stores, Public and Professional Offices, or Restaurant and Small Food Service Establishments** see **Section B** of this policy).

A. This policy is applicable to the following types of projects:

1. New building(s) or addition to a building
2. Change of occupancy or type of use in an existing building resulting in an increased occupant load based on the occupant load factor table in **Section E**

(Example: Change an assembly room from fixed seating to open seating.)

Exception: New cafeteria for employee use only are exempted from this requirement.

B. Minimum Number of Plumbing Fixtures:

Unless noted otherwise in this section, plumbing fixtures shall be provided for the type of use and in the minimum number shown per Table 4-1 of the 2001 California Plumbing Code. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load for all occupancies. When the occupant load is 10 or less and the number of employees is 4 or less, a unisex (one water closet and one lavatory) facility may be used.

1. For Retail or Wholesale Stores ("M" occupancy), minimum plumbing fixtures are:

Water Closets ² (fixtures per person)		Urinals ¹ (fixtures per person)	Lavatories Male or Female	Drinking Fountain
Male	Female	Male	One for each two water closets	0: 1-30 1: 31-150
1: 1-100	1: 1-25	0: 0-25		
2: 101-200	2: 26-100	1: 26-100		
3: 201-400	4: 101-200	2: 101-200		
	6: 201-300	3: 201-400		
	8: 301-400	4: 401-600		
Over 400, add one fixture for each additional 500 males and one for each 150 females		Over 600, add one fixture for each additional 300 males		One additional Drinking Fountain for each 150 persons thereafter

1 For each urinal added in excess of the minimum required, one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds ($\frac{2}{3}$) of the minimum requirement.

2 Footnote 14 of Table 4-1 of CPC 2001 not applicable

2. For Public and Professional Offices: such as; banks, dental, attorney, real estate, architectural, engineering, and/or similar uses.

I. Use "Office for Employee Use" category to determine minimum plumbing fixtures in Table 4-1 of 2001 CPC. Plumbing facilities shall be accessible by employees and customers and conform to 2001 CBC Chapter 29.

II. For public area use Table in **Section B.1**

3. Restaurants and Small Food Service Establishments:

I. Required plumbing facilities provided for customers in restaurants shall be readily accessible by customers. Passing through kitchens, storerooms, closets or spaces used for similar purposes are not considered as readily accessible

II. For Small Food Service Establishments classified as "B" Occupancy

- Unisex (one water closet and one lavatory) may be used when:
 - 1) Customer occupant load for the dining area, including outdoor seating area, is 10 or less based on Occupant Load Factor table in **Section E**, and;
 - 2) Total number of employees for the space is 4 or less
- Use minimum plumbing fixture table in **Section B.1** when customer seating area, including outdoor seating area, is less than 750 square feet.

4. Recreation / Community Room in Multiple Dwelling or Apartment Buildings:

Regardless of their occupant loads, separate single-accommodation toilet facilities are allowed in private use areas (common-use areas) within tracts or multifamily residential facilities where the uses of these areas are limited exclusively to owners, residents and their guests. Examples are community, recreation or multi-purpose areas in apartments, condos, townhouses or tracts.

C. Drinking Fountains

1. A drinking fountain is not required when the occupant load is 30 or less.
2. When required, the drinking fountain shall be accessible to individuals who use wheelchairs as per section 1115B.2.1.5 of 2001 CBC and can be accommodated by the use of "hi-low" fountains.
3. When a drinking fountain is not required per 2001 CPC Table 4-1, then footnotes 3, 12, 13 are not applicable.

D. Disabled Access Compliance:

Disabled access compliance shall not result in a reduction in the number of fixtures below the minimum number of fixtures required by this policy unless an unreasonable hardship request is approved.

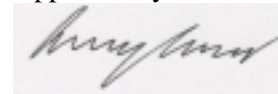
E. Occupant Load Factor Table:

OCCUPANCY*, **	OCCUPANT LOAD FACTOR (square feet) (CBC 2001, Table A-29A)
Group A 1. Auditoriums, convention halls, dance floors, lodge rooms, stadiums and casinos (use ½ "one-half" the number of fixed seating)	15 (where no fixed seating is provided)
2. Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and similar uses including restaurants classified as Group B occupancies	30
3. Worship places; principal assembly area, educational and activity unit (use ½ "one-half" the number of fixed seating)	30 (where no fixed seating is provided)
Group B Office or public buildings (area accessible to the public)	200
Group E Schools for daycare, elementary, secondary	50
Educational Facilities Other than Group E Colleges, universities, adult centers, etc.	50
Group F Workshop, foundries and similar establishments	2,000
Group H Hazardous materials fabrication and storage	2,000
Group I Hospital general use areas, Health Care facilities	200
Group M Retail or Wholesale stores	200
Group R Congregate residence, Group R-1	200
Group S Warehouses	5,000

*Any uses not specifically listed shall be based on similar uses listed in this table.

** For building or space with mixed occupancies, use appropriate occupancy group for each area (for example, a school may have an "A" occupancy for the gymnasium, a "B" occupancy for the office, an "E" occupancy for the classrooms, etc). Accessory areas may be excluded (for example: hallway, restroom, stair enclosure)

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